

## THE FERCHILL GROUP, MAROUS BROTHERS CONSTRUCTION AND JENKINS CONSTRUCTION, KACZMAR ARCHITECTS AND SANDVICK ARCHITECTS FOR THE REHABILITATION OF THE BOOK CADILLAC HOTEL, DETROIT

The elegant Book Cadillac Hotel, opened in 1915, moldered for decades after it closed in 1986. Its fate became a source of tension between preservationists and those who considered it blight. After several rehabilitation attempts failed, the city of Detroit took ownership of the building. Recognizing that preservation of the building was key to economic development, city officials identified the Ferchill Group of Cleveland as developer and allocated nearly \$30 million in loans to the project.

The Ferchill Group assembled a team of experienced historic rehabilitation architects and contractors and put together financing that included State and Federal Historic Preservation Tax Credits to return the hotel to its place as one of the most elegant hotels in the city. The project represents \$160 million in direct investment and a total economic impact of \$342.4 million. A workforce of more than one thousand construction and trades people labored more than two years to bring the structure back from a near ruin. More than forty companies were involved in the project. The Ferchill Group recreated some of the major interior spaces, and the construction team worked with experts to replicate and repair interior and exterior flourishes, including decorative plasterwork in former ballrooms and the recreation of the four copper ziggurats at the top of the hotel.

Few people believed that the Book Cadillac Hotel would ever be rehabilitated. Fortunately the Ferchill Group saw the building's potential and created what is now the focal point of the Washington Boulevard Historic District and a jewel in the city of Detroit.

